



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Steven White

LOCATION OF PROPOSAL: 3216 & 3220 162nd Place SE

DESCRIPTION OF PROPOSAL: Proposal for a clearing and grading permit for vegetation clearing work performed within the stream buffer. Permit also includes grass overgrowth and blackberry shrub vegetation clearing performed on property located at 3216 162nd Place SE.

FILE NUMBERS: 16-131525-GJ

PLANNER: Laurie Tyler

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **4/6/2017**
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Carrie M. Hellebrand

Environmental Coordinator

3/23/2017

Date

OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☐ Attorney General ecyvolyef@atg.wa.gov
- ☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: White Property Vegetation Removal

Proposal Address: 3220 & 3216 162nd Place SE

Proposal Description: Application for a Clearing and Grading Permit and a Threshold Determination under the State Environmental Policy Act (SEPA) for vegetation clearing work and installation of restoration plantings within a critical area stream buffer. Clearing and Grading permit scope also includes grass overgrowth and blackberry shrub clearing performed on property located at 3216 162nd Place SE not within a critical area or buffer.

File Number: 16-131525-GJ

Applicant: Steve White

Planner: Laurie Tyler, Associate Land Use Planner

**State Environmental Policy
Act Threshold Determination:** **Determination of Non-Significance**

Carol V. Helland

Carol V. Helland, Environmental Coordinator
Development Services Department

Application Date:	<u>May 4, 2016</u>
Notice of Application:	<u>June 9, 2016</u>
Minimum Comment Period:	<u>June 23, 2016 (14 days)</u>
Decision Publication Date:	<u>March 23, 2017</u>
SEPA Appeal Deadline:	<u>April 6, 2017 (14 days)</u>

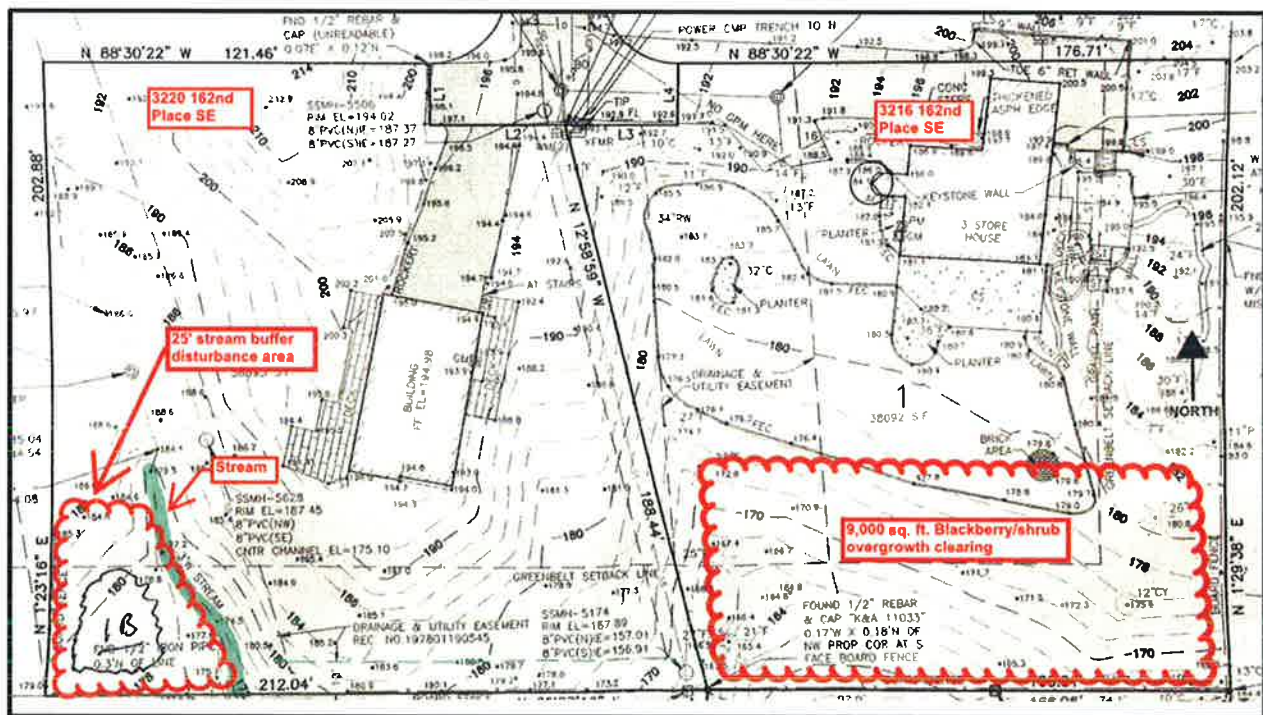
For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5PM on the date noted for appeal of the decision.

I. PROPOSAL DESCRIPTION

The applicant is requesting a Clearing and Grading permit approval for vegetation clearing/removal activities previously performed within a critical area stream buffer and includes mitigation restoration plantings within a stream buffer. Permit scope also includes grass overgrowth and blackberry shrub clearing performed on property located at 3216 162nd Place SE not within a critical area or buffer.

A Clearing and Grading permit is required in order to remedy enforcement actions associated with the two adjacent properties owned by the applicant. Activities were conducted without a permit (#16-129055-EA & #16-128565-EA). The SEPA review is required because clearing occurred within a stream critical area buffer. An approximately 9,000 square foot area, located outside of a critical area or buffer on the property located at 3216 162nd Place SE was cleared of blackberry and other shrub overgrowth (no trees removed).

Areas of Disturbance



Land Use Code (LUC) 20.25H.055 classifies vegetation management as an allowed use within critical areas and critical area buffers in accordance with specific performance standards.

II. SITE DESCRIPTION, ZONING, LAND USE AND CRITICAL AREAS

A. Site Description

The subject properties are located on Lots 4 and 5 of the Framont's Addition Plat (Recording #7801190545 - See Attachment 5). Development adjacent to the properties consists of single-family dwellings to the north, east, south and west. The sites are accessible via 162nd Place SE, which is accessed off SE 35th Place.

Aerial Photograph



Through past site actions and activities in the vicinity of the subject property, the City had identified a Type N stream, running north to south on the property located at 3220 162nd Place SE. The stream is fed by a City owned utility/detention facility (pond) located north of the stream. An approximately 725 square foot area of invasive plant clearing was performed adjacent to and within the required 25 foot stream buffer and 25 foot structure setback on the southwest side of the stream.

B. Zoning

The properties are zoned R-5, a single family zoning district. Due to the presence of the stream critical area on 3220 162nd Place SE, this property is also within the Critical Areas Overlay district.

C. Land Use Context

The properties have a Comprehensive Plan designation of Single-Family- High (SF-H) and are located within the Eastgate Subarea.

D. Critical Areas Functions and Values

Streams and Riparian Areas

A healthy aquatic environment is based on processes sustained by dynamic interaction between the stream and the adjacent riparian area. Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization. Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature.

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams. The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods. Upland and wetland areas can infiltrate flood flows, which in turn, are released to the stream as base flow.

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi-canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species. Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream base flows. Surface water that flows into riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream.

III. PUBLIC NOTICE AND COMMENT

Application for Clearing and Grading Permit and SEPA review was submitted on May 4, 2016. Following initial review of project documentation submitted, a notice of application and intent to issue a Determination of Non-Significance (DNS) under the Optional DNS Process (WAC 197.11.355) was issued in the City's June 9, 2016 Weekly Permit Bulletin and an initial comment period held open for 14 days.

During the comment period, one email was received from an adjacent property owner, which is attached to this report. Concerns raised were primarily regarding the history of the property, and how in the past this same stream area was negatively impacted by vegetation removal activities. At one point in time, the adjacent property owner to the southwest was required to prepare and implement a restoration plan for the stream buffer on 3220 162nd Place SE, due to a prior incident of unpermitted grading activities that damaged the stream buffer. This restoration plan was permitted under #05-124446-GH. While the restoration plan was inspected by Land Use staff after installation, it would appear that over time any plantings installed may have either perished or have been removed during subsequent clearing activities.

Because a restoration plan was required for the area in the past through a Hearing Examiner determination, staff has required the applicant as part of this application to prepare a restoration assessment in order to inventory the existing trees and shrub plantings within the stream buffer on the south west side of the stream, where the most recent clearing also took place. The restoration assessment concluded that a number of plantings still exist; however, it recommended that through the continuation of removal of the invasive species, and installation

of additional native shrubs and trees, the planting would help provide vegetation cover in the area adjacent to the stream and establish a better functioning stream buffer. A copy of the restoration assessment (Attachment 3) and restoration plan (Attachment 4) is attached to this report for reference.

IV. SUMMARY OF TECHNICAL REVIEWS

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposal for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the review of this permit, but recommends erosion control conditions for restoration planting. **Refer to Condition of Approval regarding Clear and Grade Standards in Section VII of this report.**

V. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Nosie Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth and Water

The previously performed vegetation clearing activities were restricted by the City of Bellevue's rainy season restrictions, in order to limit the possibility for detrimental erosion and sedimentation. Best management practices for erosion and sediment controls include the installation of silt fencing around work areas, and covering exposed soils to prevent migration of soils. Because of the small scale of the activities performed, the potential for significant impacts to earth and water resources would be unlikely. In addition, exposed soils were limited around the stream banks, as not all vegetation was removed. See Section VII for related conditions of approval.

B. Animals

The subject site contains habitat for birds, mammals and the potential for aquatic life. Minimal disruption to animal habitat would have occurred during the vegetation clearing activities. With the installation of additional vegetation and ongoing invasive species management the project will improve habitat functions, increasing cover and diversity of habitat niches. See Section VII for related conditions of approval.

C. Plants

The previously performed vegetation clearing within the prescribed stream buffer appears to have included non-native plant species, most notably, blackberry shrubs.

The proposed restoration plan outlines the types and quantities of both trees and shrubs which are still present in the area adjacent to the stream. The approach of the plan is to enhance the area through removal of invasive species by hand and infill planting around the existing trees and shrubs to further densify the area. This in turn, will help to reduce the amount of non-native, invasive species so that the native species can flourish

adjacent to the stream. The plan recommends planting two incense cedar trees and approximately 40 native shrubs, which include Salal, Oregon Grape, Lady Fern and Deer Fern.

In order to ensure the continued success of invasive species removal and establishment of the native stream buffer habitat, staff will require monitoring reports over a three year period for this area. Under monitoring, the property owner will be required to submit annual reports, including photographs to document the progression of growth adjacent to the stream. Site inspections by staff will also be required to ensure the property owner is meeting growth targets, replacing any plantings which have perished, and is succeeding in overall removal of the invasive species adjacent to the stream to prohibit the need for continued clearing efforts in this area, which in turn continue to damage the stream buffer. In conjunction with the monitoring reports, the applicant is required to provide a performance assurance device and maintenance device. **Refer to Conditions of Approval regarding Native Landscape Restoration Monitoring and Reporting, Performance Assurance Device and Maintenance Assurance Device in Section VII of this report.**

D. Noise

The previously performed vegetation clearing involved hand tools and other minimal noise generating activities. In addition, installation of the proposed restoration plantings, along with required monitoring and maintenance activities will be required to follow the City's Noise Ordinance (BCC Chapter 9.18) which regulates construction hours and noise generating levels. **Refer to Condition of Approval regarding Noise Control in Section VII of this report.**

VI. SEPA DETERMINATION

These project actions, as submitted, are not categorically exempt from SEPA. The proposal has complied with requirements for review under SEPA, and issuance of a threshold determination of non-significance is appropriate. The City of Bellevue's rules and regulations, along with authorities granted through the status as lead agency for administration of SEPA, contain sufficient mitigation to ensure that no significant impacts to the environment will result from the implementation of the project actions.

VII. CONDITIONS OF APPROVAL

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code – BCC 23.76	Janney Gwo, 425-452-6190
Land Use Code – BCC 20.25H	Laurie Tyler, 425-452-2728
Noise Control – BCC 9.18	Laurie Tyler, 425-452-2728

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

1. Noise Control: Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm, Monday through Friday, and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

AUTHORITY: Bellevue City Code 9.18
REVIEWER: Laurie Tyler, Development Services Department

2. Native Landscape Restoration Monitoring and Reporting: In order to ensure the critical area or critical area buffer native landscape restoration successfully establishes, the restoration shall meet the following performance standards for a period of three years following installation:

Year 1: 100% survival of all installed plants & 0% invasive coverage
Year 2: 90% survival of all installed plants & <10% invasive coverage
Year 3: 85% survival of all installed plants, >35% native coverage & <10% invasive coverage

A monitoring report meeting the minimum monitoring and reporting standards established by the Director shall be submitted annually to verify success.

AUTHORITY: Land Use Code 20.25H.220.D
REVIEWER: Laurie Tyler, Development Services

3. Performance Assurance Device: In order to ensure the mitigation and restoration is installed, a performance assurance device in an amount equal to 100% of the cost of labor and materials for the installation shall be held until mitigation and restoration has been successfully installed. The performance assurance device will be released to the applicant upon receipt of maintenance assurance device required to ensure successful establishment of the mitigation and restoration effort.

AUTHORITY: Land Use Code 20.25H.220.F
REVIEWER: Laurie Tyler, Development Services

4. Maintenance Assurance Device: In order to ensure the restoration successfully establishes a maintenance assurance device in an amount equal to 100% of the cost of labor and materials for the landscape installation shall be held for a period of three years from the date of successful installation. The maintenance assurance device will be released to the applicant upon receipt of documentation of reporting successful establishment in compliance with the performance standards stated in condition #2 above.

AUTHORITY: Land Use Code 20.25H.220.F
REVIEWER: Laurie Tyler, Development Services

5. Clear and Grade Standards:
- a. Exposed soils must be covered with at least 3 inches of organic mulch at the end of each working day.
 - b. An inventory of additional erosion and sedimentation control materials, such as plastic sheeting and organic mulch must be maintained on site.
 - c. Site work must be stopped and additional erosion control methods must be employed if there is an increase in on-site erosion and/or turbid water enters the stream due to the site work.

AUTHORITY: Bellevue City Code 23.76
REVIEWER: Janney Gwo, Clear and Grade

Attachments

- 1. SEPA Checklist with Attachments
- 2. Email from Linda and Dan Belliveau, dated June 17, 2016
- 3. Restoration Assessment prepared by Shoffner Consulting, dated October 3, 2016
- 4. Restoration Plan, dated November 8, 2016, prepared by Tony Shoffner
- 5. Framont's Addition Plat, Recording # 7801190545

James Gyle

ENVIRONMENTAL CHECKLIST

Received
10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

BACKGROUND INFORMATION

Property Owner: Steven White

Proponent: NA

Contact Person:

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

3220 162nd PL SE

Address: Bellevue, Wa 98008

Phone: (425) 463-4001

Proposal Title: Rear yard ~~annual~~ maintenance

Proposal Location: 3220 162nd PL SE. Nearest cross street is SE 35th PL **And 3216 162nd Place SE**
(Street address and nearest cross street or intersection) Provide a legal description if available.

Attached
Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Removal of blackberrys invading yard. ~~Maintaining the invasion on as needed basis. Extend my existing South 6' cedar fence to within 8' of stream for personal security.~~
2. Acreage of site: 0.84 acres **Vegetation clearing performed within the stream buffer on property located at 3220 162nd Place SE. In addition, clearing work over 1,000 square feet on 3216 162nd Place SE.**
3. Number of dwelling units/buildings to be demolished: NA
4. Number of dwelling units/buildings to be constructed: NA
5. Square footage of buildings to be demolished: NA
6. Square footage of buildings to be constructed: NA
7. Quantity of earth movement (in cubic yards): None
8. Proposed land use: Back yard leisure
9. Design features, including building height, number of stories and proposed exterior materials:
NA
10. Other
~~I would like to remove 7 skinny pole trees in area. Largest is under 4" in diameter at 5' height.~~

Estimated date of completion of the proposal or timing of phasing:

Ongoing to maintain overgrowth **Not permitted under this permit. Requires Vegetation Management Plan under Critical Areas Land Use Permit.**

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Want to maintain area as a natural setting. May I place a sitting bench in the area?

LT
3/23/17

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

None **Any proposals for annual maintenance or fence construction within the stream buffer will require submittal of a Critical Areas Land Use Permit separate from this permit. This permit is only for work that was recently performed within the stream buffer and clearing activities on 3216 162nd Place SE.**

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☒ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☒ Flat ☒ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? ~10%

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Everett gravelly sandy loam

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

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3/23/17

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

None

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

None

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None as area has natural bushes and ferns which are not being removed

Erosion Control regulated by BCC 23.76

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Some use of a Stihl brushcutter

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Will use hand tools vs Stihl where applicable

3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Type N stream running south and is non-fish bearing without fish habitat. Source of stream is an artificially constructed pond approx. 400 ft NW

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

Would like to trim blackberrys and thin bushes up to stream

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3/23/17

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

No

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3/23/17

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

NA

4. Plants

a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Blackberries and ~~7 maple poles (under 4" in diameter), 1 dying (or diseased) maple about 45' east of stream.~~

c. List threatened or endangered species known to be on or near the site.

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Removing of Blackberrys will allow native plants to thrive. No planting necessary, although I may plant a 10 or 2 special trees or shrub. **To Be Determined**

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☒ Birds: hawk, heron, eagle, songbirds, other:
- ☐ Mammals: deer, bear, elk, beaver, other:
- ☐ Fish: bass, salmon, trout, herring, shellfish, other:

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3/23/17

b. List any threatened or endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any:

None necessary

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

NA

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

NA

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

(1) Describe special emergency services that might be required.

NA

(2) Proposed measures to reduce or control environmental health hazards, if any.

NA

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Stihl Brushcutter will create noise for a couple hours

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

9am to 3pm whenever I do maintenance

This permit does not cover maintenance. A separate Critical Areas Land Use Permit is required for annual maintenance under a Vegetation Management Plan.

- (3) Proposed measures to reduce or control noise impacts, if any:

Will use the Stihl Brushcutter as little as possible

Noise regulated by BCC 9.18

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

Residential back yard(s)

- b. Has the site been used for agriculture? If so, describe.

No

- c. Describe any structures on the site.

Residential home

- d. Will any structures be demolished? If so, what?

No

- e. What is the current zoning classification of the site?

R-5

- f. What is the current comprehensive plan designation of the site?

~~I think just residential homes~~ **Single Family - High (SF-H)**

- g. If applicable, what is the current shoreline master program designation of the site?

NA

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

- i. Approximately how many people would reside or work in the completed project?

4 (guessing you mean who might live in my house, as we are talking about yard maintenance) **N/A**

- j. Approximately how many people would the completed project displace?

None **N/A**

k. Proposed measures to avoid or reduce displacement impacts, if any:

NA

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

All neighbors maintain their back yards. I am just doing the same type of maintenance as necessary

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

NA

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

NA

c. Proposed measures to reduce or control housing impacts, if any:

NA

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

NA

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any:

NA

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

NA

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

NA

- c. What existing off-site sources of light or glare may affect your proposal?

NA

- d. Proposed measures to reduce or control light or glare impacts, if any:

NA

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

NA

- b. Would the proposed project displace any existing recreational uses? If so, describe.

NA

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

NA

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None

- c. Proposed measures to reduce or control impacts, if any:

NA

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Located at end of 162nd PL SE (private road)

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

NA

- c. How many parking spaces would be completed project have? How many would the project eliminate?

NA

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

NA

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NA

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

NA

- g. Proposed measures to reduce or control transportation impacts, if any:

NA

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

- b. Proposed measures to reduce or control direct impacts on public services, if any:

NA

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

All the above at home. No septic system

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

NA

Signature

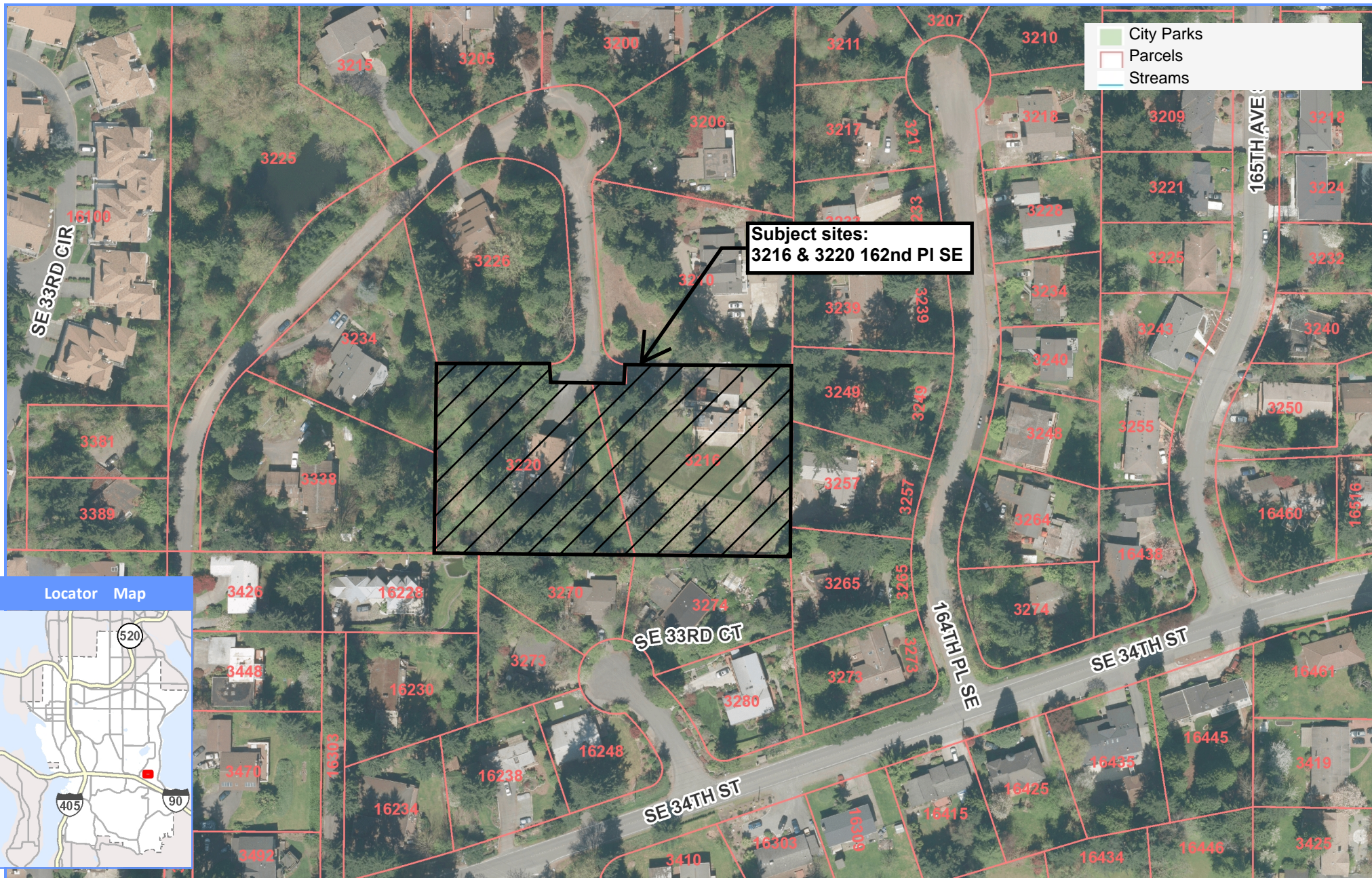
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....



.....Date Submitted

5-4-16

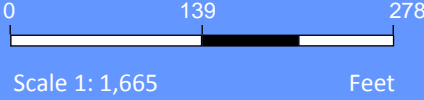


- City Parks
- Parcels
- Streams

Subject sites:
3216 & 3220 162nd PI SE



16-131525-GJ - White Property



**A RESIDENTIAL CO
SECTION 11 TWP. 24
CITY OF BE
KING COUNTY, WA**

000000

UNPLATTED

Received
MAR 11 1966
MAR 11 1966

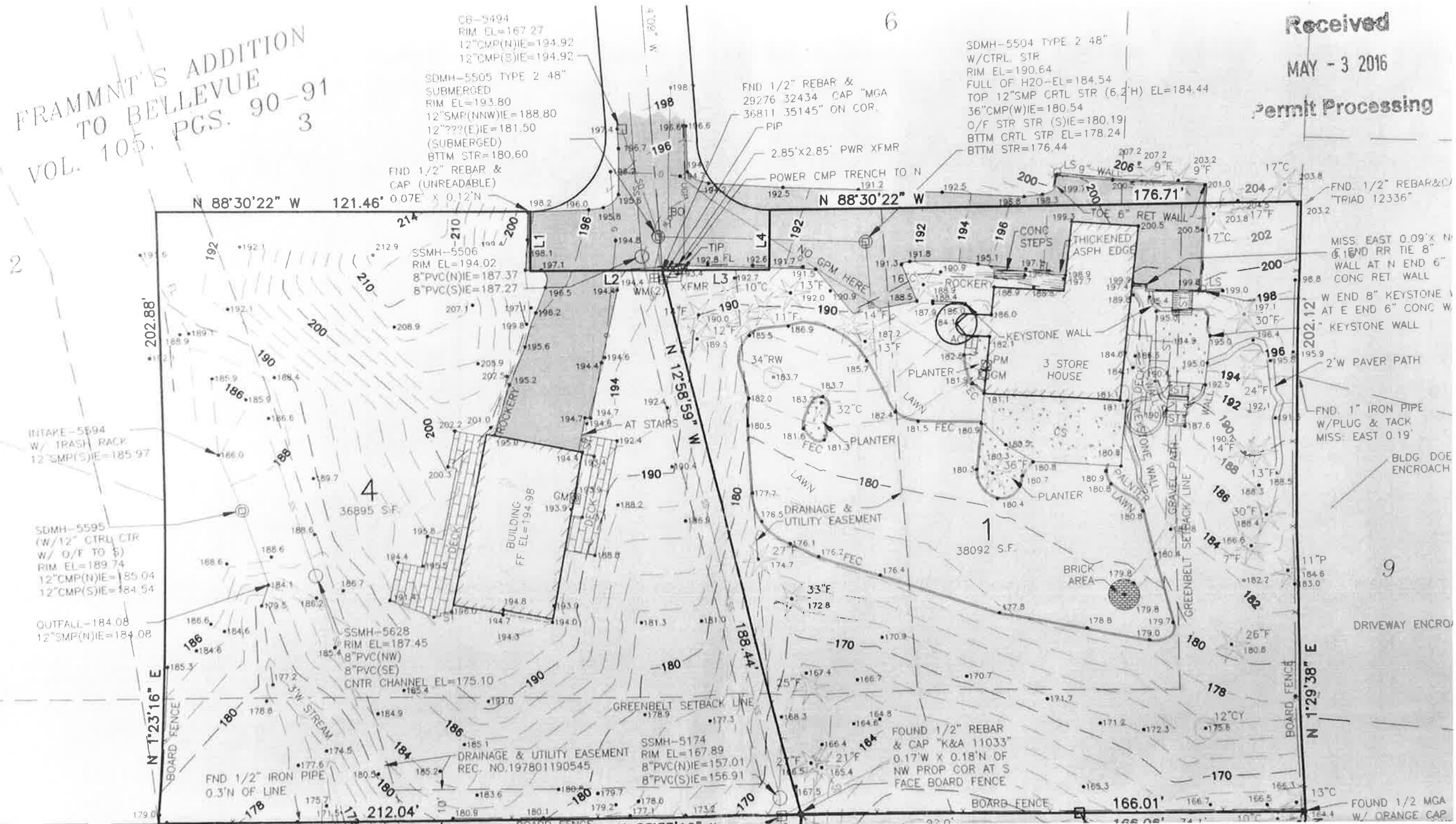
MAY - 3 2016

May - 3 2011
Permit Processing

SE

35B P1

Site Plan

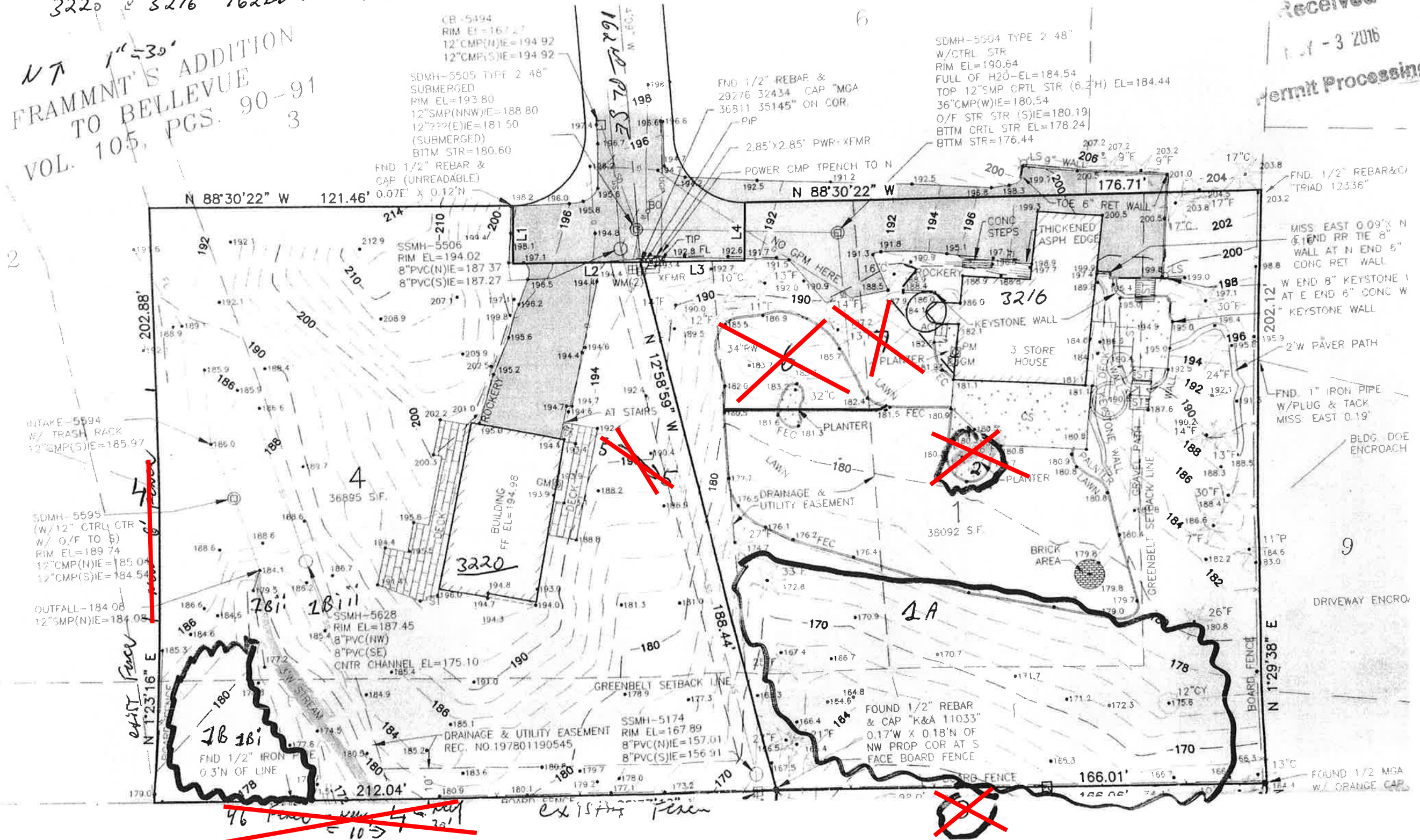


Requested areas of modification

3220 & 3216 16240 PL SE
FRAMMNT'S ADDITION
TO BELLEVUE
VOL. 105, PGS. 90-91
3

SITE sketch
Received
1-3-2016
Permit Processing

 = not permitted under this permit.



Tyler, Laurie

From: Linda Nohavec, ASID <linda@lakestreetstudios.com>
Sent: Friday, June 17, 2016 3:34 PM
To: Tyler, Laurie
Subject: File No 16-131525-GJ - Optional DNS - White Vegetation Removal

Hi, Laurie....

A few of us read the COB Bulletin last Friday, 6/6/16 and noticed the above referenced submittal. One thing we are unclear on, is this for work already performed, on-going, or yet to be accomplished? We know White performed some of the maintenance at the 3216 property without permit. Can you please indicate at what status this "vegetation removal" is being reviewed? Below are our concerns to be recorded for the comment period:

If it is for a current or future permit, I am happy to provide the historic documentation that contests White's incomplete and inadequate information of the paperwork he once again submitted. This same scenario occurred back in 2002 when the greenbelt on both Parcel 4 & 5 was de-forested; the detention ponds bulldozed. The city (McFarlane) granted the permit without review of the map or plat restrictions as White never presented them in his request. We have a copy of that permit, all the emails between McFarlane and White, plus photographs, before and after showing the devastation, including the flooding of the neighboring property when the ponds collapsed and were bulldozed over. Of note, the retention ponds (condition upon plat approval) and wetlands have never been restored as the city to date, hasn't required White to re-build and re-establish the retention ponds. In 2002, three neighbors notified the city when heavy equipment showed up, knowing White's intentions. Of course, Raj Johal responded only to sign off saying all was in order (we have a copy of that too). Over the weekend, the forest was eradicated and dozed to the ground. We contacted the city that following Monday as to question how this permit was fully granted without conditions....the city claimed a hold harmless defense, but recognizing the oversight, required White to replant the area. I believe we are at that same scenario once again and it will continue. So, a little history of the area at 3216 (highly sensitive riparian area) and 3220 - 162nd Place SE.

Quick Observation of items not correct on this permit 16-131525-GJ

Environmental Elements:

1. Earth:

(a&b): A steep slope is indeed located North side of the stream greater than 10%; The topo map will show the correct grade in this area as it follows from White's property south along the stream corridor through our properties in Heathfield Estates, lots 3 and 4. Please verify as this slope is secured with established vegetation and minimal erosion has occurred.

(d): History of Unstable soils: Yes. White gave permission to a neighbor to illegally clear the riparian corridor with a front loader in July 2005. The front loader ended up submerged in the stream, unable to be freed. Large equipment had to be brought in to pull from its buried position blocking the stream. The forewarned calamity compromised the integrity of the stabilized soils and to this day 10 years later, we still have major problems. This incident is identified Enforcement Case #05-121109, hearing examiner Gordon Crandell, 2005. White was not held accountable and once again, had someone without proper credentials or permit meeting his agenda to clear the area. Notably: The HE enforced the action to hire a wetlands consultant (The Watershed Co.) develop a stream restoration plan and implement within a certain timeframe. COB Permit is OS 124446 GH, signed 8/26/05. As mentioned, soils in the corridor and stream were compromised and compacted by the heavy equipment; as well as loosened when the front loader was removed. We've noticed the change and velocity of the flow eroding the root structure of several established trees now leaning significantly. We also experience multitudes of silt and scour discharge during rain events that block the tributary to Vasa downstream by a culvert. We are up at all hours during rain events to keep it cleared of debris. The silt and scour has on a continual basis destabilized, which never occurred in the stream historically as we verified with previous owners.

3. Water:

(1) The Type N Stream IS fish bearing. We have photos to substantiate our claim. The source of the stream is spring fed, not as indicated from the old shingle pond bordering 162nd. The pond, Tract A, although artificially constructed, also has fish (and crayfish) in abundance and supports a vast wildlife community. The stream historically contained Kokanee this far up the Vasa tributary.

The blackberry and bushes for removal or trim, have not been identified by knowledgeable personnel. This area was re-planted with natives and re-established for the indigenous flora and fauna to prosper, mandated per the action in 2005 by the above referenced permit. Unless the workmen know the difference between a Salmonberry, and the variety of blackberries (Evergreen, Himalayan), all tend to get ripped out. We have established deciduous huckleberries, bitter cherry, red alder, cedar, Doug fir, sword ferns, big leaf maples, fiddle ferns, maidenhair ferns, deer ferns, salal, bull thistle, mahonia, cascara, Oregon grape, and a vast repertoire of other shade tolerant natives in our preserve here. Mammals that inhabit include Douglas and gray squirrels, Pileated and every other woodpecker, Downy, Flickers, resident Sharp shinned hawk, bard owls, quail, crested horned larks, herons, kingfisher, osprey and eagles. That's just what's been viewed and captured in photos in our small riparian corridor. It's a vibrant ecosystem trying to re-establish after the travesty of the 2005 event, sustain itself without constant interruption with ongoing "maintenance". The canary grass remains, the invasive bamboo, and the purple loose strife remain. So again, I mention, who is qualified to identify the natives and invasives listed for removal?

4. Plants: I have already described above the plant list.

No unidentified non-natives should be considered for this ecosystem/habitat. It's not for residential cultivated landscaping, but a greenbelt.

5. Animals:

Deer: We have deer that wander the area. They eat my rose buds as well as the neighbors.

Mountain beavers in abundance.

Douglas squirrel....only inhabit establish forested areas.

Fish in the stream (photo images)

(d) Proposed Measures to preserve or enhance wildlife: It is evolving and continual maintenance only disturbs the re-generation of the area. "None necessary" is not correct.

8. Land and Shoreline Use:

(h) Environmentally sensitive area: This needs to be addressed as the area under discussion sustains a vast community of indigenous and migratory species. Specifically, the natural wetland/pond and stream corridor on property 3216 – 162nd Place SE. The ponds were covered over and bulldozed at 3220-162nd Place SE as previously mentioned. We have the original plans for the retention ponds and their location if you do not have as part of your record.

(k) This is untrue. Neighbors that border and reside in this area do not perform yard maintenance as they recognize it as critical areas and part of the greenbelt; White's continual agenda is to groom and landscape the area he has managed to eradicated; note, that is both addressed listed on the proposed area for "vegetation maintenance". Belliveau's border the south property line in Heathfield Estates (lot 3 and 4); Tom Fisher (Framont lot 1) and Meredith Gilbert (Framont lot 2) understand the sensitivity of the area and do not enhance or do maintenance in their backyards which are also defined in the greenbelt designation or stream corridor areas.

Our neighbors as parties of record from the White short plat at property 3274-163rd Place SE will be copied on this email. They had concerns when reading the COB Bulletin, so collectively, I'm sending the comments for all Framont and Heathfield.

Please let me know if you need photos, documentation, of any items referenced above. I'm happy to scan and send. Thank you, Laurie.

Linda and Dan Belliveau
3273-163rd Place SE
Bellevue, WA 98008

SHOFFNER CONSULTING

21529 4TH AVE. W. #C31 BOTHELL, WA 98021 MOBILE: (206)755-2871

October 3, 2016
Steve White
3320 162nd Pl. SE
Bellevue, WA
98008

Re: Riparian corridor disturbance and restoration assessment.

Steve:

This report is provided to present my findings of the site assessment I conducted on the riparian corridor disturbance and restoration area adjacent to the waterway flowing across your property. The Riparian Corridor Restoration Plan, prepared by The Watershed Company dated 8/26/2005 specifies methods and elements of restoring the riparian corridor that was said to have been disturbed.

We recently met on your property for the purpose of reviewing the conditions of the riparian corridor area of concern to determine the degree of recent disturbance and to inventory the native vegetation and any exotic invasives that may be present. Using the Riparian Corridor Restoration Plan for comparison, we determined the area of restoration and marked it off with a measuring tape and stakes every 15 feet or so along the outer edge of the buffer.

1.0 Site Conditions

The area of concern is located on the western portion of your property, bordering neighboring properties to the west and southwest. A small waterway fed by up slope roof drains channels across your property in a narrow bed. The City of Bellevue has imposed a 25 foot protective buffer. Recently, you told to cease activities within the buffer area intended to remove Himalayan blackberry (*Rubus armeniacus*).

2.0 Vegetation Inventory

I conducted an inventory of the vegetation in the riparian corridor restoration area, designated on the 2005 plan. Following are the results of my inventory of native and non-native vegetation within the riparian corridor west of the waterway.

<u>Native Trees</u>	<u>Count</u>
Douglas fir (<i>Pseudotsuga menziesii</i>)	3
Western red cedar (<i>Thuja plicata</i>)	2
Big-leaf maple (<i>Acer macrophyllum</i>)	1
Red alder (<i>Alnus rubra</i>)	6

<u>Native Shrubs, Ferns and Vines</u>	
Red-osier dogwood (<i>Cornus stolonifera</i>)	6
Pacific ninebark (<i>Physocarpus capitatus</i>)	2
Beaked hazelnut (<i>Corylus cornuta</i>)	3
Salmonberry (<i>Rubus spectabilis</i>)	6
Oregon grape (<i>Mahonia nervosa</i>)	5
Red elderberry (<i>Sambucus racemosa</i>)	3
Salal (<i>Gaultheria shallon</i>)	8
Swordfern (<i>Polystichum munitum</i>)	20
Pacific blackberry (<i>Rubus ursinus</i>)	

<u>Non-Native species</u>	<u>Count</u>
Himalayan blackberry	Several patches
Bamboo	Two clusters

The Riparian Corridor Restoration plan called for installation of the following:

<u>Species</u>	<u>Number</u>	<u>Size</u>
Big-leaf maple	3	2 gal.
Douglas fir	6	2 gal.
Western red cedar	5	2 gal.
Red osier dogwood	6	1 gal.
Beaked hazlenut	7	1 gal.
Pacific ninebark	3	1 gal.
Salmonberry	6	1 gal.
Red elderberry	11	1 gal.
Lady fern (<i>Athyrium filix-femina</i>)	9	4" pots
Gaultheria shallon	27	4" pots
Swordfern	30	4" pots

The riparian corridor is moderately vegetated within the understory and overstory. I didn't note any areas of ground disturbance. The only vegetation that had been disturbed were some Himalayan blackberry vines.

Without irrigation, the level of mortality/survival of the restoration plantings is expected. I'm surprised that those that remain are as healthy as they are.

3.0 Continued Maintenance

Continued maintenance of the riparian corridor can be done without disturbing the existing native vegetation, however, in order to effectively remove the exotic vegetation, the ground will need to be disturbed as the below ground portions of both the Himalayan blackberry and the bamboo. I do recommend that these species are completely removed from the site. If they are left in place and allowed to spread they could cover the entire site and even spread off-site.

4.0 Additional Plantings

Given the conditions of the restoration area, being very shaded and small in size, I don't recommend planting too many plants. I do recommend planting on additional tree on the southern border of the restoration area to provide a more shaded environment, and some low growing evergreen shrubs, such as Salal, both to decrease the likelihood of Himalayan blackberry re-establishing.

5.0 Use of This Report

This report is provided to Steve White as a means of addressing the City of Bellevue's concerns over impacts to the riparian corridor. This report is based upon opinion and a site assessment and does not guarantee that the City of Bellevue will necessarily agree with my findings.

Please call if you have any additional questions.

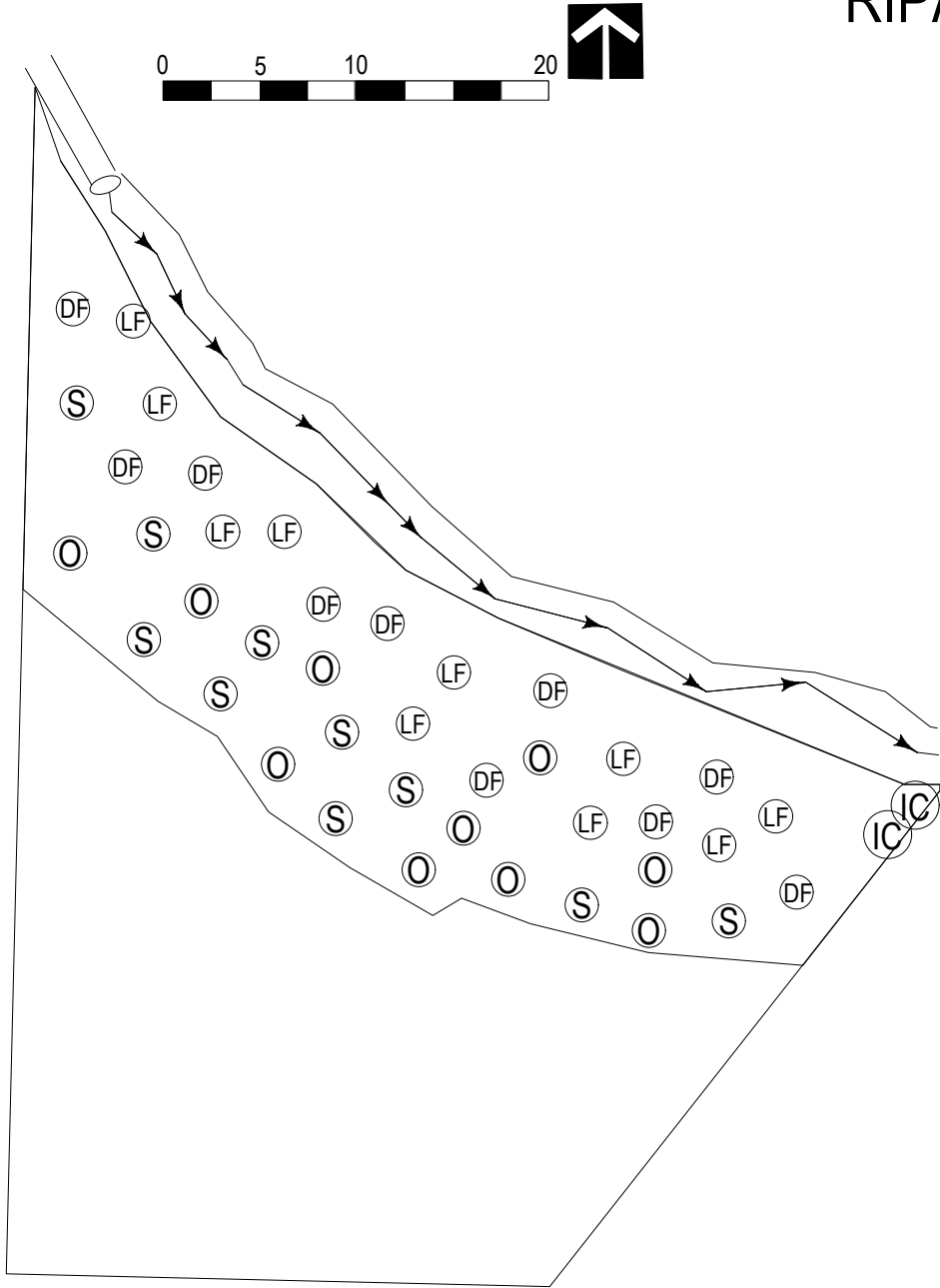
Cordially,



Tony Shoffner
ISA Certified Arborist #PN-0909A
CTRA #1759

RIPARIAN RESTORATION AND ENHANCEMENT PLAN

STEVE WHITE



*Planting locations are general. All plantings are to be scattered in the general locations with ferns closer to the waterway and shrubs further away.

PREPARED BY: TONY SHOFFNER
SHOFFNER CONSULTING
ISA CERTIFIED ARBORIST #PN-0909A
CTRA #1759
DATE: NOVEMBER 8, 2016

RESTORATION/ENHANCEMENT APPROACH

The area of concern is the western side of the waterway that drains through the western portion of your property, an area within 25 feet of the waterway measuring 725 square feet. The original restoration plan was approved in 2005. This restoration/enhancement plan doesn't mimic that plan as the conditions of the riparian corridor have improved and no additional area has been disturbed. Clearly not all of the plants installed as prescribed in the 2005restoration plan, but some have requiring fewer plantings at this time. The waterway corridor is in good condition requiring no measures aimed at its restoration or enhancement.

Following are the species and numbers present in this area:

Trees	#
Douglas fir	3
Western red cedar	2
Bigleaf maple	1
Red alder	6

Shrubs, Vines and Ferns #	
Red-osier dogwood	6
Pacifid ninebark	2
Beaked hazlenut	3
Salmonberry	6
Oregon grape	5
Red elderberry	3
Salal	8
Swordfern	20

For an area of a relatively small size, the present composition is moderately dense, particularly along the waterway bank where the vegetation is the densest.

The approach of the plan is to enhance the area through removal of invasive species and establish ground cover to enhance the existing native plants and decrease the potential for the invasive species to re-establish.

The following elements are to be done to enhance the riparian corridor:

1. Remove all invasive vegetation by hand, including Himalayan blackberry, English ivy and bamboo, all of which if left could rapidly spread and quickly consume the restoration area and spread off-site. This is an essential element of this plan. This will require removing the below-ground portions of these plants in order to effectively eradicate them from the site. Removing the below ground portions with shovel and other hand tools will not result in damage to existing vegetation from which the vegetation will not be able to recover. Removal of these invasives is to be done as soon as possible and is to be re-visited in the early spring prior to installing the new plants
2. The following plants are to be installed throughout the enhancement area of the riparian corridor:

Symbol	Species	Size	Number	Planting Instructions
Ⓢ	Salal (Gaultheria shallon)	1 gal.	10	Space 2 feet from other plantings
Ⓞ	Oregon grape (Berberis nervosa)	1 gal	10	Space 2 feet from other plantings
Ⓛⓕ	Lady fern (Athyrium filix-femina)	1 gal.	10	Space 1 foot from other plantings
Ⓛⓕ	Deer fern (Blechnum spicant)	1 gal.	10	Space 1 foot from other plantings
Ⓢ	Incense cedar (Calocedrus decurrens)	5 gal.	2	6 feet from each other

Plants are to be installed by January 1, 2017 when the soil is moist and not frozen.

3. Following installation of the plantings, 3"-4" of woodchip or composted mulch is to be placed over the soil surface around the new plantings and over the areas where the invasive plants are (that are to be removed). See City of Bellevue BMP notes on this plan.
4. Monitoring is to be done on a yearly basis for a period of 5 years to insure survival of the plantings and to specify replacement or maintenance needs. All monitoring is to be done by the project consulting arborist with monitoring reports drafted and submitted at each interval. Maintenance is to be done on a yearly basis and only by hand as directed by the project consulting arborist. If the property owner identifies invasive species (such as Himalayan blackberry, bamboo or English ivy) growing within the enhancement area, it may be removed by hand at their discretion. Any such maintenance is to be logged for reporting purposes.

BMP C121: Mulching

Purpose	The purpose of mulching soils is to provide immediate temporary protection from erosion. Mulch also enhances plant establishment by conserving moisture, holding fertilizer, seed, and topsoil in place, and moderating soil temperatures. There is an enormous variety of mulches that can be used. Only the most common types are discussed in this section.
Conditions of Use	<p>As a temporary cover measure, mulch should be used:</p> <ul style="list-style-type: none">• On disturbed areas that require cover measures for less than 30 days.• As a cover for seed during the wet season and during the hot summer months.• During the wet season on slopes steeper than 3H:1V with more than 10 feet of vertical relief.• Mulch may be applied at any time of the year and must be refreshed periodically.
Design and Installation Specifications	<p>For mulch materials, application rates, and specifications, see Table 4.7. Note: Thicknesses may be increased for disturbed areas in or near sensitive areas or other areas highly susceptible to erosion.</p> <p>Mulch used within the ordinary high-water mark of surface waters should be selected to minimize potential flotation of organic matter. Composted organic materials have higher specific gravities (densities) than straw, wood, or chipped material.</p>
Maintenance Standards	<ul style="list-style-type: none">• The thickness of the cover must be maintained.• Any areas that experience erosion shall be remulched and/or protected with a net or blanket. If the erosion problem is drainage related, then the problem shall be fixed and the eroded area remulched.

Table 4.7 Mulch Standards and Guidelines			
Mulch Material	Quality Standards	Application Rates	Remarks
Straw	Air-dried; free from undesirable seed and coarse material.	2"-3" thick; 5 bales per 1000 sf or 2-3 tons per acre	Cost-effective protection when applied with adequate thickness. Hand-application generally requires greater thickness than blown straw. The thickness of straw may be reduced by half when used in conjunction with seeding. In windy areas straw must be held in place by crimping, using a tackifier, or covering with netting. Blown straw always has to be held in place with a tackifier as even light winds will blow it away. Straw, however, has several deficiencies that should be considered when selecting mulch materials. It often introduces and/or encourages the propagation of weed species and it has no significant long-term benefits. Straw should be used only if mulches with long-term benefits are unavailable locally. It should also not be used within the ordinary high-water elevation of surface waters (due to flotation).
Hydromulch	No growth inhibiting factors.	Approx. 25-30 lbs per 1000 sf or 1500 - 2000 lbs per acre	Shall be applied with hydromulcher. Shall not be used without seed and tackifier unless the application rate is at least doubled. Fibers longer than about ¾-1 inch clog hydromulch equipment. Fibers should be kept to less than ¾ inch.
Composted Mulch and Compost	No visible water or dust during handling. Must be purchased from supplier with Solid Waste Handling Permit (unless exempt).	2" thick min.; approx. 100 tons per acre (approx. 800 lbs per yard)	More effective control can be obtained by increasing thickness to 3". Excellent mulch for protecting final grades until landscaping because it can be directly seeded or tilled into soil as an amendment. Composted mulch has a coarser size gradation than compost. It is more stable and practical to use in wet areas and during rainy weather conditions.
Chipped Site Vegetation	Average size shall be several inches. Gradations from fines to 6 inches in length for texture, variation, and interlocking properties.	2" minimum thickness	This is a cost-effective way to dispose of debris from clearing and grubbing, and it eliminates the problems associated with burning. Generally, it should not be used on slopes above approx. 10% because of its tendency to be transported by runoff. It is not recommended within 200 feet of surface waters. If seeding is expected shortly after mulch, the decomposition of the chipped vegetation may tie up nutrients important to grass establishment.
Wood-based Mulch	No visible water or dust during handling. Must be purchased from a supplier with a Solid Waste Handling Permit or one exempt from solid waste regulations.	2" thick; approx. 100 tons per acre (approx. 800 lbs. per cubic yard)	This material is often called "hog or hogged fuel." It is usable as a material for Stabilized Construction Entrances (BMP C105) and as a mulch. The use of mulch ultimately improves the organic matter in the soil. Special caution is advised regarding the source and composition of wood-based mulches. Its preparation typically does not provide any weed seed control, so evidence of residual vegetation in its composition or known inclusion of weed plants or seeds should be monitored and prevented (or minimized).

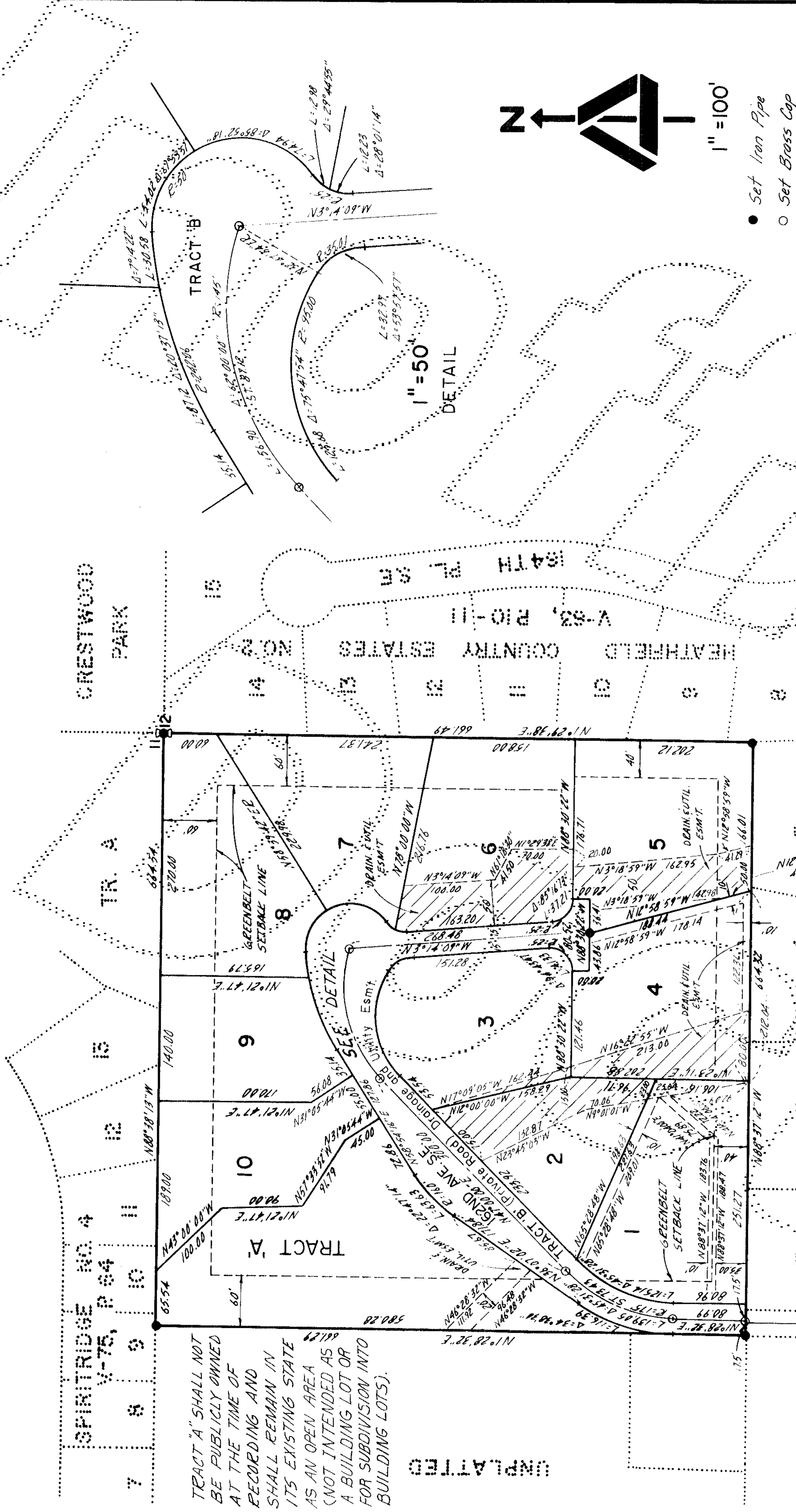
FRAMONT'S

ADDITION TO BELLEVUE

A RESIDENTIAL COMMUNITY IN
SECTION 11 TWP. 24N., R. 5E., W.M.

CITY OF BELLEVUE

KING COUNTY, WASHINGTON



DESCRIPTION

The Northeast quarter of the Northeast quarter of the Southeast quarter of Section 11, Township 24 North, Range 5 East, W.M., in King County, Washington, more particularly described as follows:

BEGINNING at the northeast corner of said subdivision; thence South 1°29'38" West along the east line thereof, and the west line of the plat of HEATHFIELD COUNTRY ESTATES NO. 2, as recorded in Volume 63 of Plats, pages 10 and 11, in King County, Washington, 661.49 feet to the southeast corner of said subdivision; thence North 88°37'12" West along the South line of said subdivision and the north line of lots 4 and 5 in said plat of HEATHFIELD COUNTRY ESTATES NO. 2, 664.32 feet to the southwest corner of said subdivision; thence North 1°28'32" East along the west line thereof 661.29 feet to the northwest corner of said subdivision and the south line of SPIRITRIDGE NO. 4, as recorded in Volume 75 of Plats, page 64, in King County; thence South 88°38'13" East along the north line of said subdivision and the south line of the plat of SPIRITRIDGE NO. 4, a distance of 664.54 feet to the POINT OF BEGINNING.

RESTRICTIONS

No lot or portion of a lot in this plat shall be divided and sold or resold, or ownership changed, or transferred, whereby the ownership of any portion of this plat shall be less than the area required for the use district in which located.

THERE SHALL BE NO FURTHER SUBDIVISION OF ANY LOT EXCEPT THROUGH FORMAL PLAT PROCEDURE.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER & LIGHT COMPANY, PACIFIC N.W. BELL TELEPHONE CO., and the CITY OF BELLEVUE and their respective successors and assigns under and upon the exterior 7 feet, parallel with and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, sewer and water service, together with the right to enter upon the lots at all times for the purposes herein stated. Also, each lot or tract is subject to an easement 2.5 feet in width parallel with and adjoining all interior lot lines for purposes of drainage and utilities.

No lines of wires for the transmission of electric current or for telephone use, CATV, fire or police signals or for other purposes, shall be placed or permitted to be placed upon any lot outside the buildings thereon, unless the same shall be underground or in conduit attached to the building.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of *FRAMONT'S ADDITION TO BELLEVUE* is based upon an actual survey and subdivision of Section 11, Township 24 North, Range 5 East, W.M. that the courses and distances are shown correctly thereon; that the monuments will be set and the lot corners staked correctly on the ground; and that I have fully complied with provisions of the platting regulations.

John C. Erickson

John C. Erickson, Professional Land Surveyor
Certificate No. 7785

TRIAD ASSOCIATES

SHEET 1 OF 2 SHEETS

18-104

PED.

FRAMONT'S

ADDITION TO BELLEVUE

A RESIDENTIAL COMMUNITY IN
SECTION 11 TWP. 24N., R. 5E., W.M.
CITY OF BELLEVUE
KING COUNTY, WASHINGTON

105-91

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the public forever, all roads, easements and ways shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following the original reasonable grading of the roads and ways shown hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public rights-of-way or to hamper proper drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot, as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner. EXCEPTING therefrom TRACT "B", a private roadway, to be an equal and undivided interest in lots 1 thru 10.

IN WITNESS WHEREOF we have set our hands and seals.

Framont Construction Company

Norman F. Davidson President

Seattle Mortgage Company

V. J. Kern

Travis Smith

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF KING) SS.

This is to certify that on this 5TH day of JULY, 1977, before me, the undersigned, a Notary Public, personally appeared *FRANCOIS L. CHAVASSE* and *CELESTINE MORIERE*, respectively, of *SEATTLE*, *WASHINGTON*, a corporation, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.

Norman F. Davidson
Notary Public in and for the
State of Washington
Residing at *SEATTLE*

STATE OF WASHINGTON)
COUNTY OF KING) SS.

This is to certify that on this 5TH day of JULY, 1977, before me, the undersigned, a Notary Public, personally appeared *RESS TOX*, and *BABARA RUSSELL*, respectively, of *SEATTLE*, *WASHINGTON*, a corporation, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.

Norman F. Davidson
Notary Public in and for the
State of Washington
Residing at *SEATTLE*

APPROVALS

Dept. of Public Works

Examined and approved this day of, 197.....

Engineer, City of Bellevue

Planning Commission

I hereby certify that the within plat of is duly approved by the City of Bellevue Planning Commission the day of, 197.....

Travis Smith
Secretary

Chairman

City Council

Examined and approved by the Bellevue City Council this 3rd day of *DECEMBER*, 1977.

Mayor

Attest: *Travis Smith*
City Mgr

Department of Assessments

Examined and approved this 2nd day of *NOVEMBER*, 1977.

HARVEY H. HOPPE

King County Assessor

Deputy, King County Assessor

COMPTROLLER'S CERTIFICATE

I certify that there are no delinquent special assessments and all special assessments on the property herein contained dedicated as streets or for other public use are paid in full.

This 2nd day of *August*, 1977.

Travis Smith
Treasurer, City of Bellevue

I hereby certify that all property taxes are paid, that there are no delinquent special assessments certified to this office for collection and that all special assessments certified to this office for collection on any of the property herein contained, dedicated as streets, alleys, or for other public use, are paid in full.

This 12th day of *April*, 1977.

OFFICE OF COMPTROLLER

Harvey H. Hoppe

King County Comptroller

Deputy King County Comptroller

RECORDING CERTIFICATE 780190545

Filed for Record at the request of the City of Bellevue this 19TH day of *April*, 1977, at 3:00 minutes past 9:00 A.M. and recorded in Volume 105 of Plats, page 9091, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

Travis Smith
Manager
Superintendent of Records

TRIAD ASSOCIATES

78-04
P-0
\$1500 a.o.

SHEET 2 OF 2 SHEETS

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P-0